



The following are some questions that may arise during the planning process:

What is the difference between a Community Development Plan and a master plan?

A Community Development Plan (CD Plan) is a document that includes images and a series of GIS-based maps indicating future land use objectives for a community or group of communities in four core areas: economic development, open space and resource protection, housing, and transportation. A master plan is a more extensive and comprehensive document, usually text-based, and completed for one particular community. While all four core elements are addressed in a master plan, a CD Plan does not contain all of the elements of a master plan. A group of communities may pool their resources for one or more elements of the CD Plan. The CD Plan is designed to provide a baseline for communities to examine how these four core elements interrelate, and to identify areas for further planning.

Could my existing open space plan or master plan count toward satisfying one or more of the four core elements of the Community Development Plan?

Yes. Communities that can demonstrate that they have fulfilled the minimum requirements of one or more of the core elements through current plans can use these documents to complete these requirements. They may then apply the remainder of their planning services allotment to implementation or other activities approved by the interagency working group. Implementation may include hiring an expert to draft bylaw changes, etc. (See Chapter D "Creating a Scope of Services".)

What is the difference between the transportation element of the CD Plan and the Transportation Improvement Program (TIP)?

A TIP is a multi-year Transportation Improvement Program that lists projects that are eligible for Federal Highway Administration funding. A community should consult with its RPA when seeking information on the eligibility of a transportation project and the availability of Federal Highway funds for implementation. A transportation project recommended in the CD Plan may be considered for eligibility on a region's TIP.

What is the difference between the Unified Planning Work Program (UPWP) and the transportation element of the CD Plan?

The Unified Planning Work Program (UPWP) is a comprehensive planning document describing the Metropolitan Planning Organization's (MPO) transportation planning budget and activities for the program year. The UPWP includes a section dedicated to subregional transportation



studies within the region. These studies begin once a study design is approved by MassHighway. The transportation element of the CD Plan, similar to a subregional transportation study, will be included in each region's UPWP.

What planning services does the community receive?

The CD Plan process provides up to \$30,000 worth of services to assist communities in developing a CD Plan. No funds go directly to the community. All 351 communities in the Commonwealth are eligible to receive these services, commencing after the community has received its guidebook and buildout map and analysis presentation.

Why are CD Plans required to be in a GIS format?

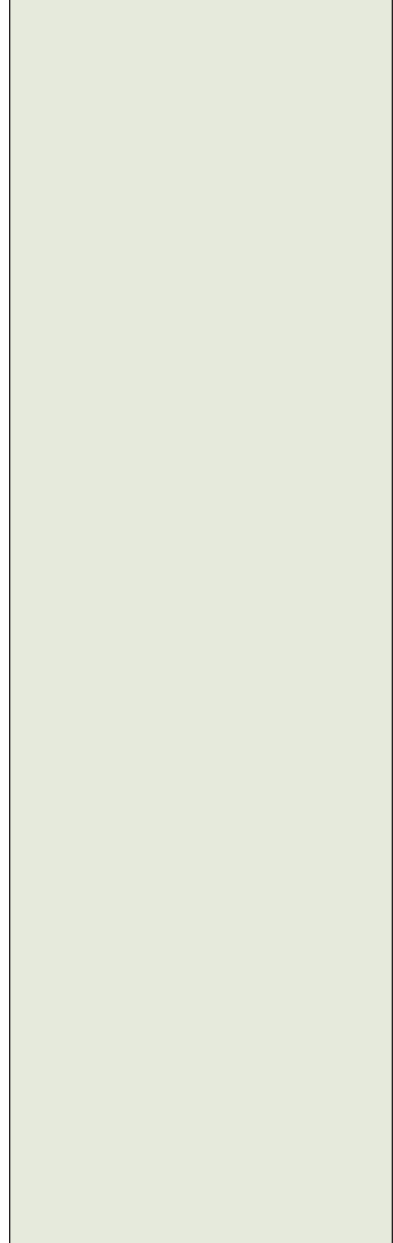
The GIS requirement allows communities to take advantage of information compiled by the state or other GIS providers and allows information from different sources to be integrated and shared. GIS maps clearly demonstrate the interrelationship among the four core elements of open space and resource protection, housing, economic development, and transportation, and they are a tool to help communities identify suitable development.

What is the relationship between the CD Plan Program and EOEA's Community Preservation Initiative?

Environmental Affairs Secretary, Bob Durand, launched a Community Preservation Initiative in January of 1999. EOEA defines Community Preservation as preserving and enhancing the quality of life in Massachusetts community by community and watershed by watershed. Pursuant to this Initiative, EOEA is completing buildout maps and analyses for all Massachusetts communities that are an important component of the CD Plan process. The CD Plan process provides important assistance to communities that wish to address concerns that may have been raised by their buildout analysis.

What is a buildout map and analysis?

A buildout map and analysis consists primarily of a series of geographical information system (GIS)-based maps depicting the community at maximum development, based on current local zoning. In other words, the maps show what a community would look like if all the land that is currently unprotected or undeveloped were to be developed based upon existing local zoning (See Chapter A "Buildout Analysis, GIS Map, and Community Data Profile for Your Community").



**Why must a community wait for its buildout analysis presentation if it is already engaged in a planning process?**

The buildout analysis is a planning tool that provides an important baseline for communities by demonstrating development as it could occur if no changes are made in current zoning. The Community Development Plan follows this effort to provide assistance to communities to help balance transportation, economic development, housing, and open space and resource protection needs. The buildout presentation provides a context for local decision-makers to make informed decisions about future growth since it demonstrates potential maximum development and allows communities to examine their existing regulations to determine if they are growing and will continue to grow in the manner they choose.

What if our community has a buildout analysis that it completed on its own?

Communities should feel free to use their own buildout analyses. The analysis provided by EOEA is intended to provide accurate information about the community as input to local decision-makers. Communities should use whatever information they think most accurately reflects the development potential of their community.

What is the relationship between Housing Certification and Community Development Plans?

Executive Order 418 has two sections. The first section addresses the Community Development Plan program. The second section addresses Housing Certification and discretionary funding. DHCD has developed a list of criteria (available on the DHCD web site) for communities to meet in order to be deemed "Housing Certified" (i.e. providing or working toward providing housing for a broad range of incomes). Communities certified by DHCD will be given priority when applying for certain state discretionary grants offered by DHCD, EOEA, EOTC and DED. A list of discretionary grants also appears on the DHCD web site. Housing Certification is a prerequisite for non-competitive grant program eligibility. Note: Housing Certification is not a prerequisite for the CD Plan Program.

What is the anticipated timeline for completing the CD Plan?

It is estimated that communities will need approximately 12-14 months to prepare their CD Plan.

